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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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BETH RUBENSTEIN  
Assistant City Manager for  
Community Development

SUSAN M. GLAZER  
Deputy Director for  
Community Development

TO: Robert W. Healy, City Manager

FROM: <sup>BR</sup> Beth Rubenstein, Assistant City Manager for Community  
Development

DATE: July 30, 2007

RE: Policy Order #1 dated 01/08/07 regarding adopting an ordinance  
seeking LEED certification for large building construction within  
Cambridge  
and  
Policy Order #1 dated 05/07/07 regarding amendments to the Zoning  
Ordinance to ensure that new buildings in Cambridge conform to  
LEED standards

In response to the above-mentioned council order we are submitting these draft amendments to the zoning ordinance to the City Council for their consideration. This is not a formal petition at this time. The attached rezoning language would address future development proposals of over 25,000 square feet that are (a) subject to a special permit either from the Planning Board or the Board of Zoning Appeals or (b) subject to a development consultation under Article 19.50 of the zoning ordinance and would accomplish the following:

1. Development proposals that are between 25,000 sq. ft and 50,000 sq. ft.:
  - a. starting in January 1, 2008, would be required to include a completed LEED checklist reflecting the intended design details of the building, and
  - b. starting in January 2010, would be required to be LEED certifiable or better.
2. Development proposals of 50,000 sq. ft. or greater:
  - a. starting in January 1, 2008, would be required to be LEED certifiable or better and
  - b. starting in January 2010, would be required to be certifiable at the LEED Silver level or better.

These changes would ensure that all future, sizable projects in Cambridge follow the industry standard for green building design.

**AMEND THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF  
CAMBRIDGE BY DOING THE FOLLOWING.**

**A. In Article 11.000, create a new Section 11.20 – Green Building Requirements to read  
as follows:**

**ARTICLE 11.000 SPECIAL REGULATIONS**

**11.10 TOWNHOUSE DEVELOPMENT**

***11.20 GREEN BUILDING REQUIREMENTS***

**11.30 FAST ORDER FOOD ESTABLISHMENTS**

**11.40 DELETED See Article 19.000**

**11.50 DELETED See Article 20.000**

**11.60 DELETED See Article 20.000**

**11.70 DELETED See Article 20.000**

**11.80 EMPLOYMENT PLAN COMPLIANCE PROCEDURE**

**11.90 DELETED**

**11.100 DELETED See Article 20.000**

**11.200 AFFORDABLE HOUSING REQUIREMENTS**

**11.300 DELETED See Article 20.000**

**11.400 DELETED See Article 20.000**

**11.500 PLANNING OVERLAY REQUIREMENTS**

**11.20 GREEN BUILDING REQUIREMENTS**

**11.21 Statement of Purpose.** This Section 11.20 is adopted to ensure that major new projects and substantially rehabilitated buildings in the City of Cambridge are planned, designed, constructed and operated in a sustainable way so as to minimize the adverse environmental impacts of their initial construction and as they are occupied and operated over the course of their useful lives. It is the purpose of this Section 11.20 to encourage the reuse of existing buildings and materials; to encourage the conservation of natural resources and reduction of toxins in new construction and substantial rehabilitation of existing buildings through selection of recycled and otherwise environmentally appropriate building materials and methods; to ensure a reduction in the use of energy in both the initial construction of the project and in its daily operation; and to encourage an arrangement of buildings and mix of uses, on individual lots and within the city as a whole, that will foster pedestrian, bicycle, and public transit use in the city. While the provisions of this section apply to projects of 25,000 square feet or larger, developments of all sizes are encouraged to incorporate sustainable design principles.

**11.22 Applicability.** Any new construction, or substantial rehabilitation of an existing building for an existing or new use, that totals 25,000 square feet of Gross Floor Area or more and that (1) requires the issuance of a special permit under any provision of

this Zoning Ordinance (including but not limited to special permits required in Article 13.000 – Planned Unit Development Districts, Section 19.20 – Project Review Special Permit, and Section 5.28.2 – Conversion of Non-Residential Structures to Residential Use) or (2) is subject to the provisions of Section 19.50 – Building and Site Plan Requirements, shall be subject to the requirements of this Section 11.20.

### **11.23 Requirement.**

#### *1. For Construction of at Least 25,000 Square Feet of Gross Floor Area but Less Than 50,000 Square Feet.*

When used in this article 11.20, LEED refers to the Leadership in Energy and Environmental Design Green Building Rating System, as developed and revised from time to time by the United States Green Building Council (USGBC)

Such projects, for which a Building Permit is issued on or after January 1, 2008, shall be required to submit a completed, most current, appropriate LEED Registered Project Checklist reflecting the intended design details of the building(s). Projects for which a building permit is issued on or after January 1, 2010, shall be required to meet the requirements of the most current, appropriate LEED building rating system at the level ‘Certified’ or better.

#### *2. For Construction of 50,000 Square Feet or More of Gross Floor Area.*

Such projects, for which a Building Permit is issued on or after January 1, 2008, shall be designed to meet the requirements of the most current, appropriate LEED building rating system at the level ‘Certified’ or better. Projects for which a building permit is issued on or after January 1, 2010, shall be required to meet the requirements of the most current, appropriate LEED building rating system at the level ‘Silver’ or better. The point for Energy and Atmosphere/Measurement and Verification from the LEED Registered Project Checklist must be achieved in both cases.

### **11.24 Procedures.** Any project subject to this Section 11.20 shall comply with the following procedural requirements.

1. *Special Permit Application or Section 19.50 Compliance Documentation.* As an element of the application or documentation, the applicant shall submit the appropriate LEED Project Checklist indicating how the project is anticipated to meet the requirement of Section 11.23 above. The applicant shall identify the designated LEED Accredited Professional for the project. The Checklist shall be accompanied by such documentation as is appropriate to demonstrate the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction of the authorized project.

2. The following requirements shall apply to all development subject to this section 11.24:

a. Prior to the issuance of the first Building Permit for each authorized building:

(1) Submittal of a draft LEED certification package prepared by a LEED Accredited Professional to the Inspectional Services Department (ISD) and the Community Development Department (CDD), outlining compliance with certification level required by this Section 11.20.

b. Prior to issuance of the first Certificate of Occupancy for each authorized building:

(1) Submittal of the final LEED certification package to the ISD and CDD indicating in detail how the requirements in Section 11.23 above are being met, and

(2) Written certification by the LEED Accredited Professional that the requirements in Section 11.23 above have been met.

c. Subsequent to the issuance of a Certificate of Occupancy:

(1) Within eighteen months of the issuance of the final Certificate of Occupancy for each building, submittal of a report to the CDD outlining the results of the measurement and verification procedures to date for that building.

d. Community Development Department Certifications. The Community Development Department shall certify to the Inspectional Services Department that all conditions of this Section 11.23, and any special permit conditions related thereto, have been met before issuance of any Building Permit or Certificate of Occupancy.

**B. In Article 10.000 inset a new Section 10.49 to read as follows:**

**10.49** Any special permit authorizing new construction or substantial rehabilitation of a building totaling 25,000 square feet or more shall be subject to the provisions of Section 11.20 of the Zoning Ordinance.

**C. In Article 19.000, insert a new Section 19.510 to read as follows:**

**19.510 *Green Building Requirements.*** The requirements of Section 11.20 shall be met.